



**PUBLIC NOTICE & AGENDA  
BELOIT PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, June 7, 2023**

1. CALL TO ORDER AND ROLL CALL
2. MINUTES
  - 2.a. Consideration of the minutes of the May 17, 2023 Plan Commission meeting  
[Attachment](#)
3. REPORTS
  - 3.a. Consideration of a request from Wisconsin Power and Light for a ten-foot Natural Gas Line and Underground Communication Line Facilities Easement through City-owned property located at 1611 Hackett Street  
[Attachment](#)
  - 3.b. Consideration of Resolution No. 2023-027 approving a one-lot Extraterritorial Certified Survey Map for the property located at 4611 E Ryan Parkway in the Town of Turtle  
[Attachment](#)
  - 3.c. Consideration of an amendment to the Future Land Use Map of the Comprehensive Plan for the property located at 1006 Park Avenue  
[Attachment](#)
4. PUBLIC HEARINGS
  - 4.a. Consideration of Ordinance No. 3794 amending the Zoning District Map of the City of Beloit for the property located at 1006 Park Avenue  
[Staff Report is included with Item 3c](#)
  - 4.b. Consideration of Resolution 2023-024 authorizing a Conditional Use Permit for the property located at 555 Willowbrook Road  
[Attachment](#)
  - 4.c. Consideration of Ordinance No. 3793 amending the Zoning District Map of the City of Beloit for the property located at 2000 Gateway Boulevard  
[Attachment](#)
5. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS  
*Comprehensive Plan Steering Committee  
Zoning Map Amendment - 2030 Porter Avenue*

*Annexation - 5000 Block of County Road X*

6. FUTURE AGENDA ITEMS

*Zoning Map Amendment – 2231 Trevino Court*

*Conditional Use Permit - 1431 Manchester St*

*Certified Survey Map - 1957 McKinley (Town of Beloit)*

*Certified Survey Map - 1947 Paddock (Town of Beloit)*

*Sign Ordinance Exception - 2757 Prairie Avenue*

*Conditional Use Permit - Ironworks*

7. ADJOURNMENT

\*\* Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

**MINUTES  
PLAN COMMISSION  
City Hall Forum - 100 State Street, Beloit, WI 53511  
7:00 PM  
Wednesday, May 17, 2023**

**1. CALL TO ORDER AND ROLL CALL**

Chairperson Ramsden called the meeting to order at 7:02 PM. Commissioners Ramsden, Janke, Anderson, Abarca, Jacobsen, Elliott, and Councilor Day were present. Commissioner Flesch was absent.

**2. ELECTION OF OFFICERS**

**2.a. Election of Chairperson**

Commissioner Anderson nominated Commissioner Ramsden, seconded by Commissioner Jacobsen. Motion approved, voice vote (6-0).

**2.b. Election of Vice-Chairperson**

Commissioner Jacobsen nominated Commissioner Anderson, seconded by Commissioner Janke. Motion approved, voice vote (6-0).

**3. MINUTES**

**3.a. Consideration of the minutes of May 3, 2023 Plan Commission meeting**

Commissioner Janke moved to approve the Minutes, seconded by Commissioner Jacobsen. Motion prevailed, voice vote (6-0).

**4. PUBLIC HEARINGS**

No public hearings have been scheduled for this meeting.

**5. REPORTS**

**5.a. Consideration of Resolution 2023-018 authorizing an extension to the Conditional Use Permit (CUP) for the Drive-In Restaurant on property located at 2757 Prairie Avenue**

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Jacobsen asked what would happen if the CUP would lapse again. Ms. Christensen said that Plan Commission can extend their CUP out another 12 months.

Vicki Schleisner, owner of Scooters Coffee, explained that Alliant could take up to 26 weeks to bring out the transformer. Ms. Schleisner said that Alliant did not give her a date that they would come out, and she is asking Plan Commission to extend the CUP for a full year.

Commissioner Anderson moved to amend the resolution to extend the timeframe for the Conditional Use Permit to June 6, 2024, seconded by Commissioner Jacobsen. Motion approved, voice vote (6-0).

5.b. **Consideration of Resolution 2023-22 approving a three-lot Certified Survey Map for the property located at 400 Willowbrook Road**

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Anderson asked if the applicant decides to build, does Plan Commission have the ability to approve the types of businesses that will go into the buildings. Ms. Christensen said that there was a rezoning of the property to C3, Community Commercial uses, and as long as those businesses comply with C-3 zoning, there is no additional approvals required. However, if he adds more than one building, it will come back to Plan Commission for approval of a Planned Unit Development.

Joe Stadelman, Angus Young Associates, said that he would occupy the middle building first, and leave the rest open for future planning. Mr. Stadelman said that the south side is proposed to have a drive-through use, and this will come back to Plan Commission. However, Mr. Stadelman said the applicant does not need a drive-thru for his business.

Commissioner Janke moved to approve the resolution, seconded by Commissioner Anderson. Motion approved, roll call vote (6-0).

5.c. **Consideration of the vacation of a portion of the right-of-way adjacent to 400 Willowbrook Road**

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Jacobsen moved to approve the resolution, seconded by Commissioner Anderson. Motion approved, roll call vote (6-0).

5.d. **Consideration of Resolution 2023-21 approving an Extraterritorial One-lot Certified Survey Map for the property located at 2335 W Forest Avenue in the Town of Beloit**

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Commissioner Janke moved to approve the resolution, seconded by Commissioner Jacobsen. Motion approved, roll call vote (6-0).



5.e. **Consideration of a request to annex the property located at 5037 E County Rd X and the vacant land to the west from the Town of Turtle**

Julie Christensen, Community Development Director, presented the staff report and recommendation.

Chairperson Ramsden asked if this is approved, when would the Temporary Zoning be approved. Ms. Christensen said when staff looked at the state law, the City does not have to assign temporary zoning. Ms. Christensen said as soon as the annexation gets approved by City Council, the Comprehensive Plan amendment and a permanent zoning will be processed. Chairperson Ramsden asked if the Comprehensive Plan amendment will come to Plan Commission. Ms. Christensen said that Plan Commission will act on both the Comprehensive Plan amendment and the rezoning of the property at the same meeting.

Commissioner Anderson asked if the adjacent residents weren't notified because it is an annexation and not a rezoning. Ms. Christensen said under Annexation law, the City is required to notify the Town Clerk and State Department of Administration, and when the zoning comes forward the neighbors will be notified.

Chairperson Ramsden asked if the Town Clerk does anything with the notification. Ms. Christensen said she does not know.

Bradley Trewyn, the property owner, who is also a member of the Planning and Zoning Committee for Town of Turtle said that residents within 1,000 feet will be notified. Mr. Trewyn said that he has owned the property for 30 years, and they were waiting until the boundary line agreement expired to be annexed because it was allowed under the agreement.

Commissioner Jacobsen asked if we would process Comprehensive Plan Amendments while the Comprehensive Plan is getting updated. Ms. Christensen said the new plan will not be done until a year from now, and any requests that come up before that is updated will be processed and then ultimately included in the new Comprehensive Plan.

Commissioner Jacobsen moved to approve the annexation, seconded by Commissioner Janke. Motion approved, roll call vote (6-0).

**6. STATUS REPORT ON PRIOR PLAN COMMISSION ITEMS**

Ms. Christensen updated the Plan Commission on the actions taken by City Council related to a variety of items previously reviewed by Plan Commission. Ms. Christensen said the next Plan Commission meeting is scheduled for June 7, 2023.

**7. FUTURE AGENDA ITEMS**

Julie Christensen outlined the future agenda items.

8. **ADJOURNMENT**

Commissioner Anderson moved to adjourn the meeting, seconded by Commissioner Jacobsen at 7:34 PM. Motion carried, voice vote (6-0).

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Mike Ramsden, Chairperson



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** June 7, 2023

**Agenda Item:** 3.a.

**File Number:** RPB-2023-02

### **General Information**

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**Applicant:** Wisconsin Power & Light Co. DBA Alliant Energy

**Owner:** City of Beloit

**Address/Location:** 1611 Hackett Street

**Applicant's Request:** Wisconsin Power & Light Company has requested a 10-foot Natural Gas Line and Underground Communication Line Facilities Easement through City-owned property located at 1611 Hackett Street (Krueger Park) as described and illustrated on the attachments.

### **Staff Analysis**

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**Existing Conditions:** The purpose of the easement is to allow the applicant to replace an underground natural gas line and add underground communication line facilities. The subject property (Krueger Park) is 134 total acres, and the proposed easement would be along the west property line of Krueger Park parallel to Moore Street. Specifically, it would be located in the greenspace between the existing parking lot and the Moore Street right-of-way line north of House Street to the north line of Krueger Park (the south line of the former Boys and Girls Club facility owned by 360 Degrees, LLC). Note the utility lines are anticipated to continue north to Burton, but this easement request is only through the City-owned property. Alliant is working to obtain a separate easement from 360 Degrees, LLC.

**Surrounding Land Use and Zoning:** There are residential land uses surrounding the subject property, along with the former Boys and Girls Club, now a community center. The land to the west and south is zoned R-1B, Single Family Residential with some R-2, Two-Family Residential along Hackett Street. To the north is PLI, Public Lands and Institutions and Planned Unit Development (PUD) zoned lands. To the east opposite the golf course is a mix of land uses including R-3, Low Density Multifamily Residential, M-1, Limited Manufacturing, R-1A, Single Family Residential and additional R-1B and PLI zoned lands. The proposed easement does not affect zoning.

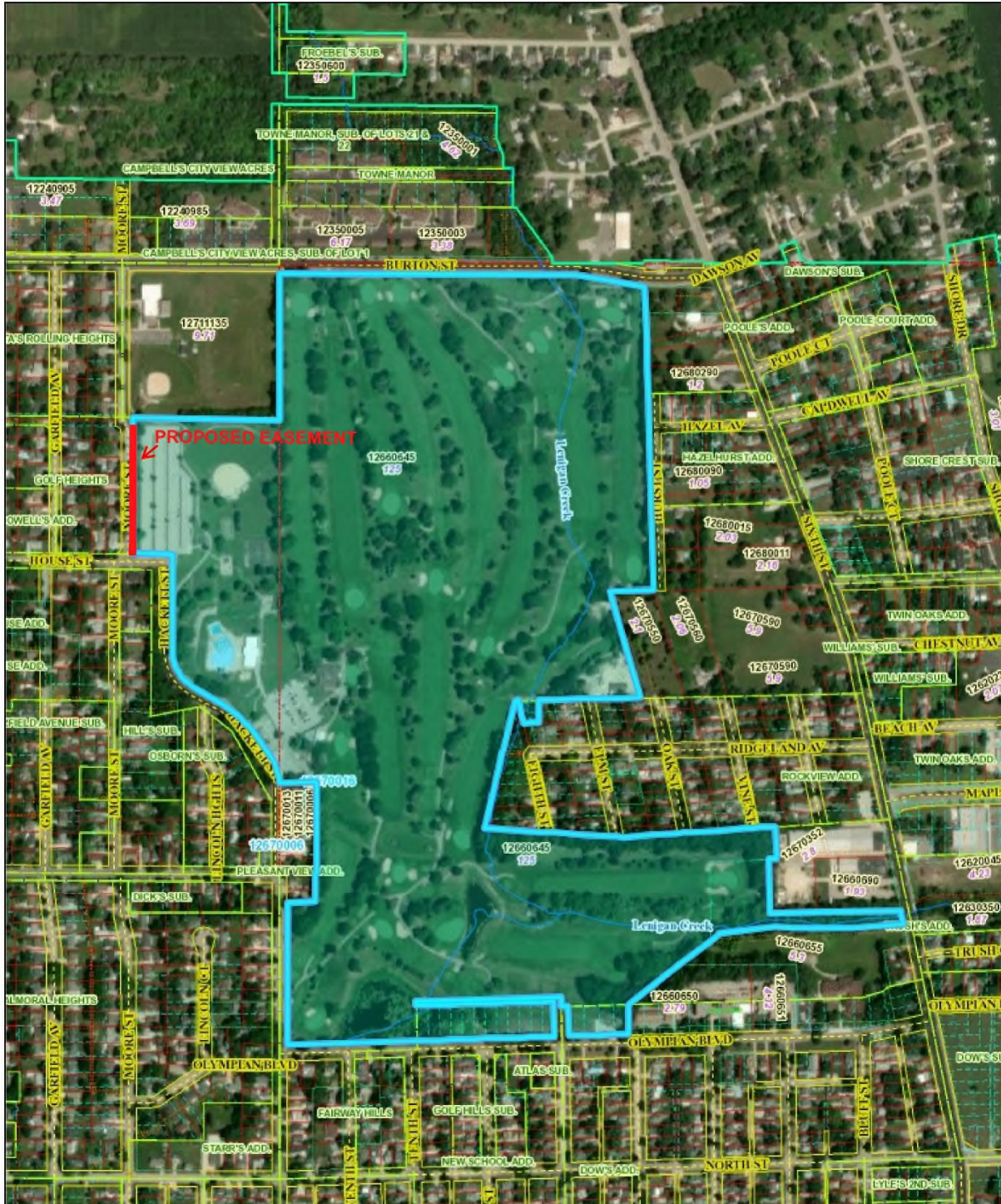
**City of Beloit Comprehensive Plan and Strategic Plan:** The Future Land Use Map recommends Parks and Open Space uses, which is the current land use. The proposed easement does not affect future land use. This request supports Strategic Goal #5 by creating and sustaining high quality infrastructure and connectivity.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the 10-foot Natural Gas Easement through City-owned property located at 1611 Hackett Street.

**ATTACHMENTS:** Location Map, Alliant Energy Site Map, Proposed Easement and Easement Exhibits.

# Location Map



1611 Hackett Street

Web Print: 03/06/2023



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# Proposed Easement and Easement Exhibits

Document No.

## EASEMENT NATURAL GAS

The undersigned **The City of Beloit, a Municipal Corporation, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor in the **City of Beloit, County of Rock, State of Wisconsin**, said "Easement Area" to be **10** feet in width and described as follows:

*See EXHIBIT "A" attached hereto and made a part hereof*

This easement is subject to the following conditions:

- Designated Facilities:** This easement is for underground natural gas line and underground communication line facilities, including but not limited to pipelines with valves, main and service laterals, and any other components as Grantee may select for use in the transmission and distribution of natural gas products or communication signals (collectively, the "Designated Facilities").
- Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
- Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee. Such consent shall not be unreasonably withheld or delayed. The Grantor may construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove utility service lines/laterals or directional signage in the Easement Area, provided that Grantor shall install such lines/laterals while maintaining the proper horizontal and vertical clearances from Grantee's Designated Facilities. Grantor agrees to provide notice to the Grantee and shall ensure that said installation of lines/laterals will not interfere with the rights herein granted.
- Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee agrees within the Easement Area not to trim or remove trees, bushes and brush within the Easement Area without express written consent of the Grantor. Grantee agrees to compensate Grantor for the replacement of any removed trees or vegetation under the terms and conditions as agreed to in writing by the Grantor. The Grantee may not treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control without the express written consent of Grantor.
- Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
- Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
- Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
- Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
- Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy  
Attn: Real Estate Department  
4902 North Biltmore Lane  
Madison, WI 53718

Parcel Identification Number(s)

206 12660645

WITNESS the signature(s) of the Grantor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**THE CITY OF BELOIT**

\_\_\_\_\_  
Jerry Gabrielatos, City Manager

ATTEST

\_\_\_\_\_  
Marcy Granger, City Clerk-Treasurer

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

Personally came before me \_\_\_\_\_, 20\_\_, the above-named Jerry Gabrielatos and Marcy Granger, the City Manager and City Clerk-Treasurer of the City of Beloit to me known to be the person who executed the foregoing document and acknowledged that they are executed the foregoing document as on behalf of said entity by its authority.

\_\_\_\_\_  
Elizabeth A. Krueger

Notary Public, State of Wisconsin

My Commission is permanent

This instrument drafted by  
Justin DeVries

Checked by  
Haley Long

May 18, 2023

Project Title:	Moore St – House St Main Replacement
ERP Activity ID:	4246217
Tract No.:	
Rerow No.:	



## Exhibit "A"

### Lands owned by Grantor:

Being located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 27, Township 1 North, Range 12 East, City of Beloit, Rock County, Wisconsin.

The north eight acres of the south ten acres of the east half of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section Twenty-Seven (27), Township One (1) North, Range Twelve (12) East, described more particularly as follows: Beginning at a gas pipe monument in the east line of said section Twenty-seven (27) at a point 1456.32 feet north of the east quarter section corner of said section; thence north along said section line 528.04 feet to a gas pipe monument; then North 89°-23'-08" West, 660.15 feet to a gas pipe monument; thence South 0°-2'-10" East, 528.04 feet to a gas pipe monument; thence South 89°-23'-06" East, 659.82 feet to the point of beginning.

AND

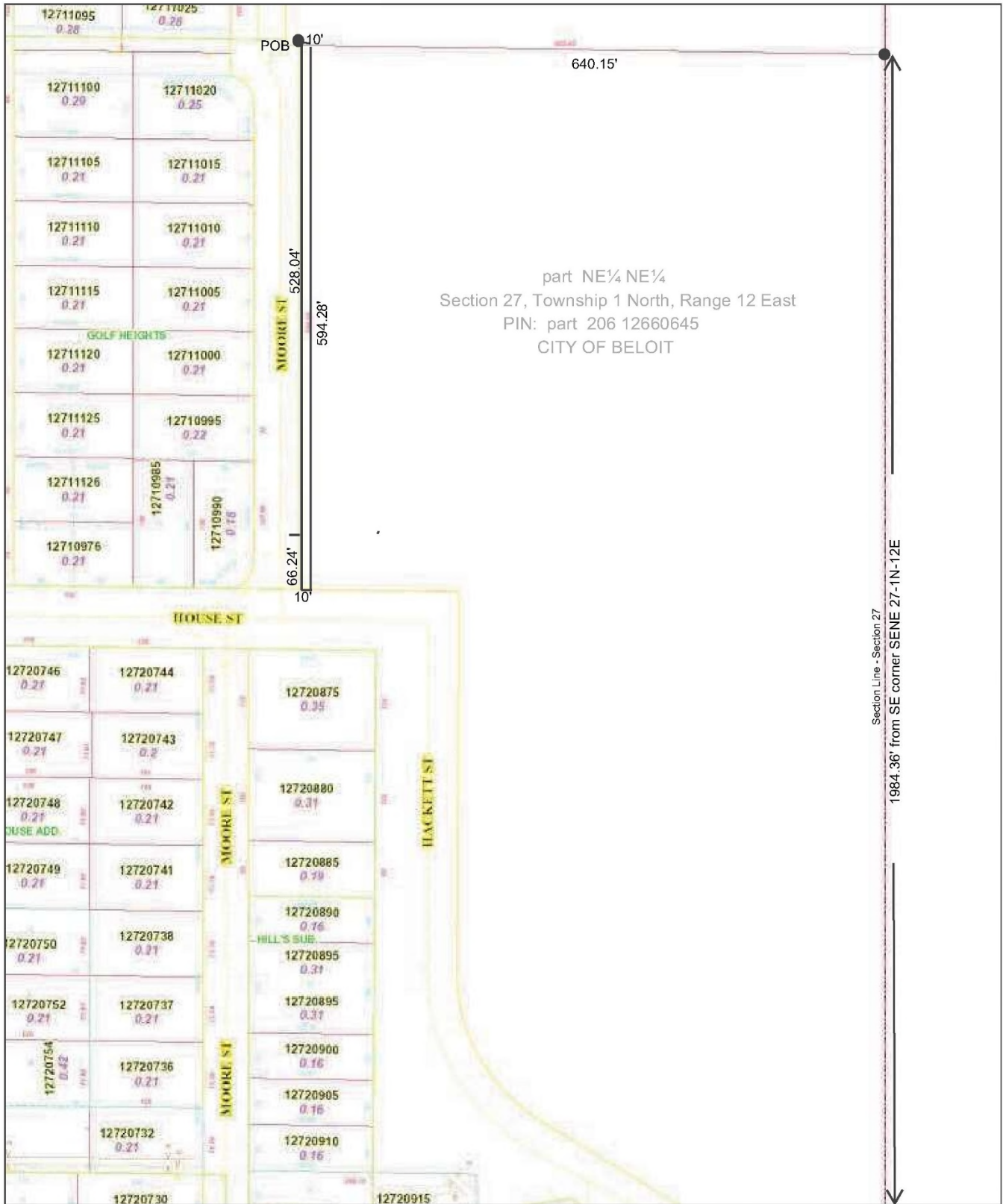
The south Two acres of the East half of the N. E.  $\frac{1}{4}$  of the Northeast One Quarter of Section 27, T. 1, N. R. 12 E. described more particularly as follows: Beginning at a gas pipe monument in the east line of said section 27 at a point 1325 feet north of the east quarter section corner of said section; thence north along said section line 131.32 feet to a gas pipe monument; thence N. 89°-23'-08"W., 659.82 feet to a gas pipe monument; thence S. 0°-1'-36" E., 132.4 feet to a gas pipe monument; thence easterly along south line of N.E.  $\frac{1}{4}$  of NE.  $\frac{1}{4}$  of said section 27, 659.85 feet to the point of beginning.

Grantor's deeds being recorded on March 31, 1938, as Document Number 404832A, AND March 31, 1938, as Document Number 404833A, in the office of the Register of Deeds for Rock County, Wisconsin.

### Easement area:

The easement area being Ten (10) feet in width, lying parallel to the West property line, of the above-described real estate and more particularly described as follows:

Commencing at a gas pipe monument in the East line of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 27, Township 1 North, Range 12 East at a point 1,984.36 feet North of the Southeast corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section 27, Township 1 North, Range 12 East, thence N 89°23'08" W 640.15 feet to the point of beginning, thence S 00°02'10" E 528.04 feet, thence S 00°01'36" E 66.24 feet, thence S 89°23'06" E 10 feet, thence N 00°02'10" W 594.28 feet, thence N 89°23'08" W 10 feet to the point of beginning.



**CITY OF BELOIT EASEMENT MAP**

Web Print: 05/03/2023

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## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** June 7, 2023

**Agenda Item:** 3.b.

**File Number:** CSM-2023-11

### **General Information**

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**Applicant:** Kristy N O Dygart

**Owner:** Kristy N O Dygart

**Address:** 4611 E Ryan Parkway

**Jurisdiction:** Town of Turtle

**Applicant's Request:** One-lot Extraterritorial Certified Survey Map (CSM)

### **Staff Analysis**

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**Proposed Land Division:** The intent of the proposed extraterritorial CSM is to combine lots 11 and 12 of Turtle Rock Estates, The proposed Lot 1 consists of 2.83 acres.

**Surrounding Land Use and Zoning:** The property is subject to Town zoning and is zoned RR, Rural Residential. The subject property is surrounded by RR, Rural Residential zoning in the Town of Turtle with residential uses to the north, east, and south. To the west of the subject property is R-1A, Single-Family Residential and DH, Development Holding zoning with residential and agricultural uses in the City of Beloit.

**City of Beloit Comprehensive Plan and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends Single-Family Residential uses for the subject property. However, land use cannot be considered when reviewing Extraterritorial CSM applications according to state law.

**Review Agent Comments:** No comments were submitted.

### **STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of the attached one-lot Extraterritorial Certified Survey Map (CSM) for 4611 E. Ryan Parkway in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

**ATTACHMENTS:** Location Map, Certified Survey Map, Application, and Resolution.

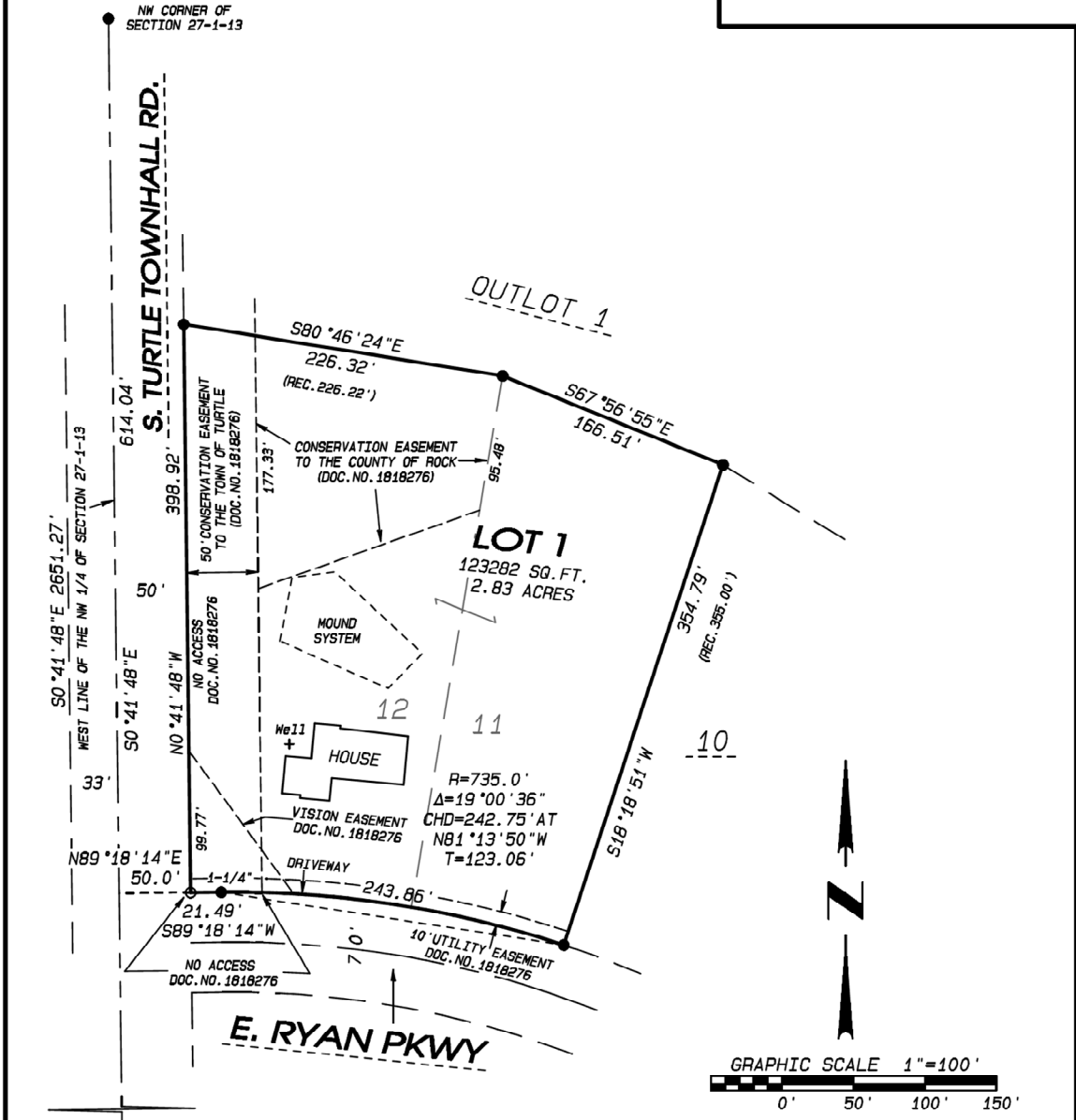


# LOCATION MAP



# CERTIFIED SURVEY MAP

LOTS 11 AND 12, TURTLE ROCK ESTATES AND BEING LOCATED IN THE  
NW 1/4 OF THE NW 1/4 OF SECTION 27, T.1N., R.13E. OF THE  
4TH P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.



- LEGEND:**
- SET IRON PIN, 3/4"x 24", 1.5 LBS./LIN.FT.
  - FOUND IRON PIN - 3/4" DIA. UNLESS OTHERWISE SHOWN
  - △ FOUND MAG NAIL

NOTE: SINCE LOT 1 CONTAINS EXISTING BUILDINGS WHICH UTILIZE AN EXISTING PRIVATE SEWAGE SYSTEM, NO SOIL EVALUATION ON THE LOT WAS REQUIRED AT THE TIME OF THIS SURVEY. HOWEVER, SOILS ON THE LOT MAY BE RESTRICTIVE TO THE REPLACEMENT OF THE SYSTEM.

NOTE: FIELDWORK COMPLETED MAY 13, 2023.

NOTE: ASSUMED S0°41'48"E ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 27-1-13.

**Project No. 123 - 183 For: WHITE SHEET 1 OF \_\_ SHEETS**

**Combs & Associates**

• LAND SURVEYING  
• LAND PLANNING  
• CIVIL ENGINEERING

109 W. Milwaukee St.      tel: 608 752-0575  
Janesville, WI 53548      fax: 608 752-0534  
www.combsurvey.com

**CITY of BELOIT**  
**Neighborhood Planning Division**

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

**Application for Review of a Minor Subdivision**

- (Please Type or Print) File Number: \_\_\_\_\_
1. Address of property: 4611 E Ryan Pkwy Beloit, WI
  2. Tax Parcel Number(s): 038 001855112 + 038 001855111
  3. Property is located in (circle one): City of Beloit or Town of Turtle Beloit; Rock or LaPrairie  
 In the NW Quarter of Section 27, Township 1 North, Range 13 East of the 4th P.M.
  4. Owner of record: Kristy No Dygart Phone: 608-295-2333  
4611 E Ryan Pkwy Beloit WI 53511  
(Address) (City) (State) (Zip)
  5. Surveyor's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
(Address) (City) (State) (Zip)
  6. Number of new lots proposed with this land division is 1 lot(s).
  7. Total area of land included in this map: 2.931
  8. Total area of land remaining in parent parcel: 2.931
  9. Is there a proposed dedication of any land to the City of Beloit? No
  10. The present zoning classification of this property is: RR
  11. Is the proposed use permitted in this zoning district: Yes
  12. **THE FOLLOWING ITEMS MAY NEED TO BE COMPLETED AND/OR ATTACHED:**

- Site Assessment Checklist; is required if the total area of CSM is over 5 acres.
- Pre-application meeting; a pre-application meeting was held on \_\_\_\_\_ with City of Beloit Staff.
- Developer's Statement; as required by section 12.02(7) of the Subdivision Ordinance.
- Phase One Environmental Assessment; as per section 12.05(1)(c) of the Subdivision Ordinance.
- Certified Survey Map; one copy as required by section 12.05(1) of the Subdivision Ordinance.

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct. The undersigned does hereby respectfully make application for and petition the City Plan Commission or City Council for approval of this Certified Survey Map for the purpose stated herein. The undersigned also agrees to abide by all applicable federal, state and local laws, rules, and regulations.

Kristy N.O. Dygart / Kristy N.O. Dygart / 4/21/2023  
(Signature of applicant) (Name of applicant) (Date)

**This application must be submitted at least 21 days prior to the Plan Commission meeting date.**

Review fee: <u>\$150 plus \$10 per lot</u>	Amount paid: <u>\$150</u>
Scheduled meeting date: <u>6/7/23</u>	
Application accepted by: <u>[Signature]</u>	Date: <u>5-15-23</u>

**RESOLUTION 2023-027**

**APPROVING A ONE-LOT EXTRATERRITORIAL CERTIFIED SURVEY MAP  
FOR THE PROPERTY LOCATED AT 4611 E. RYAN PARKWAY IN THE TOWN OF TURTLE**

**WHEREAS**, Section 12.05(1)b of Chapter 12 of the Code of General Ordinances of the City of Beloit entitled "*Subdivision and Official Map Ordinance*" authorizes the City Plan Commission of the City of Beloit to approve, conditionally approve, or reject any minor subdivision of land within the extraterritorial jurisdiction of the City; and

**WHEREAS**, the attached one-lot Certified Survey Map for 4611 E. Ryan Parkway in the Town of Turtle, containing 2.83 acres, more or less, is located within the extraterritorial jurisdiction of the City of Beloit; and

**WHEREAS**, the City Plan Commission of the City of Beloit has reviewed the attached one-lot Certified Survey Map, which pertains to the following described land:

LOTS 11 AND 12, TURLEROCK ESTATES AND BEING LOCATED IN THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 27. T. 1N., R. 13E. OF 4<sup>TH</sup> P.M., TOWN OF TURTLE, ROCK COUNTY, WISCONSIN.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Plan Commission of the City of Beloit does hereby conditionally approve the attached one-lot Extraterritorial Certified Survey Map for 4611 E. Ryan Parkway in the Town of Turtle, subject to the following condition:

1. The final CSM shall be recorded with the Rock County Register of Deeds within one year of approval and a copy provided to the Planning and Building Services Division.

Adopted this 7th day of June, 2023.

**Plan Commission**

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Mike Ramsden, Chairperson

**ATTEST:**

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Julie Christensen,  
Community Development Director





## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** June 7, 2023

**Agenda Items:** 3.c. and 4.a.

**File Number:** RPB-2023-04 and ZMA-2023-05

### **General Information**

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**Applicant:** Lori Rhead on behalf of the Board of Trustees of Beloit College

**Owner:** Beloit College Board of Trustees

**Address/Location:** 1006 Park Avenue

**Applicant's Request/Proposal:** Lori Rhead on behalf of the Board of Trustees of Beloit College has submitted applications for a Comprehensive Plan Amendment from *Office to Institutional and Community Services*, and a Zoning Map Amendment from C-1, Office District to PLI, Public Lands and Institutions District for the property located at 1006 Park Avenue in the City of Beloit. This property is also located in the Wellhead Protection Overlay District.

In February 2022, Governor Evers awarded Beloit College a Neighborhood Investment Fund grant for the development of a Community Outreach and Engagement Center at the Morse Library on campus located at 735 Church Street. Site plans have subsequently been received and are under review for the Morse Library Renovation project and related site improvements, including removal and potential relocation of an existing maintenance garage located at 732 Church Street adjacent to the Morse Library.

Beloit College would like to relocate the maintenance garage to their property located at 1006 Park Avenue (formerly Geri's Hamburgers) and continue to use it as a campus maintenance building.

### **Staff Analysis**

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**Existing Site Conditions:** 1006 Park Avenue (0.64 acres) is currently vacant, is zoned C-1, Office District, and is within the WPO, Wellhead Protection Overlay District. The future land use designation for this parcel in the Comprehensive Plan is *Office*. As such, if the proposed maintenance facility for Beloit College is to be allowed, a Comprehensive Plan Amendment and rezoning are both needed.

**Surrounding Land Use and Zoning:** To the east of the subject property is a mixture of a C-1, Office use, including a real estate office, and R-1B, Single family Residential uses. To the south is property zoned R-3, Low Density Multifamily Residential District with single-family residential



uses. To the west is vacant land owned by Beloit College zoned R-2, Two-Family Residential District and R-1B, Single-Family Residential uses. To the north is R-1B, Single-Family Residential uses.

**City of Beloit Comprehensive and Strategic Plan:** Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. This plan is intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the plan. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan.

Because the Comprehensive Plan's Future Land Use Map recommends *Office* for this parcel, a Comprehensive Plan Amendment to *Institutional and Community Services* would be needed in order for this proposed rezoning to PLI, Public Lands and Institutions to be consistent with the Comprehensive Plan. If rezoned, redeveloping a property that has been vacant since 2006 will help create and sustain safe and healthy neighborhoods through community revitalization in support of Strategic Goal #1 - Create and Sustain Safe and Healthy Neighborhoods.

**Land Use Analysis:**

As noted, Beloit College would like to relocate the maintenance garage (900 square feet) currently located at 732 Church Street to their property located at 1006 Park Avenue (formerly Geri's Hamburgers) and continue to use it as a campus maintenance building. A maintenance building for Beloit College is not permitted in the existing C-1, Office District, but is permitted in the PLI, Public Lands and Institutions District, which is the most appropriate zoning for college and related accessory buildings and uses. The property has a future land use designation of *Office* and so in order to ensure consistency between the zoning amendment and the Comprehensive Plan, an amendment to the Comprehensive Plan would be needed to change the future land use to *Institutional and Community Services*, which is consistent with the PLI, Public Lands and Institutions zoning district. If both the Comprehensive Plan Amendment and Zoning Map Amendment are approved, redevelopment of the property will be subject to Site Plan Review requirements as well as the Architectural Review and Landscaping code, which require staff review and approval.

**Zoning Map Amendment Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

1. **The existing use of property within the general area of the subject property.**  
The existing land use is vacant land (since 2006), but existing development surrounding the property is compatible with the Public Lands and Institutions District, which is most appropriate for college and related accessory buildings and uses.

2. **The zoning classification of property within the general area of the subject property.**  
Existing development surrounding 1006 Park Avenue includes compatible residential and office uses. Generally, the Public Lands and Institutions District is compatible with and integrated among other zoning districts to accommodate public and quasi-public land uses throughout the City, including the Beloit College campus.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
The existing zoning classification is C-1, Office District. Uses permitted in C-1 may be compatible with this location, but the property has been vacant since 2006. Prior to that it was a commercial use (Geri's Hamburgers). The proposed maintenance building for Beloit College is not permitted in the existing C-1, Office District, but is permitted in the PLI, Public Lands and Institutions District. Staff believes PLI is also a compatible zoning district for this property.
4. **The trend of development and zoning map amendments in the general area of the subject property.**  
There has not been much need for zoning map amendments in this area as it is a developed area of the City. However, the development of a Community Outreach and Engagement Center at the Morse Library on campus involves significant investment, and necessitates relocation of the college maintenance facility. Staff believes it is appropriate to rezone this parcel for Public Lands and Institutions uses provided a Comprehensive Plan amendment is approved to accommodate College and related accessory buildings and uses allowed under the *Institutional and Community Services* future land use designation.

**STAFF RECOMMENDATION – COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT:**

The Planning and Building Services Division recommends **approval** of a Comprehensive Plan Amendment to change the future land use classification from *Office* to *Institutional and Community Services* for the property located at 1006 Park Avenue in the City of Beloit and also recommends **approval** of a Zoning Map Amendment to change the zoning district classification from C-1, Office District, to PLI, Public Lands and Institutions District, for the property located at 1006 Park Avenue in the City of Beloit.

Resolutions for approval and denial of the Comprehensive Plan Amendment are included in this agenda packet. The Plan Commission will need to make a motion to approve one of the resolutions, as the policy regarding amendments requires Plan Commission to make a recommendation by resolution.

**ATTACHMENTS:** Zoning Map, Location Map, Application, Zoning Public Notice, Zoning Mailing List, Ordinance, Existing Site, Proposed Site, Comprehensive Plan Future Land Use Map, Application and Resolutions.

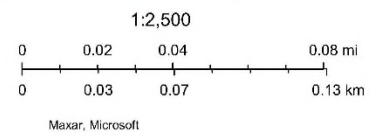
# Zoning Map



5/30/2023

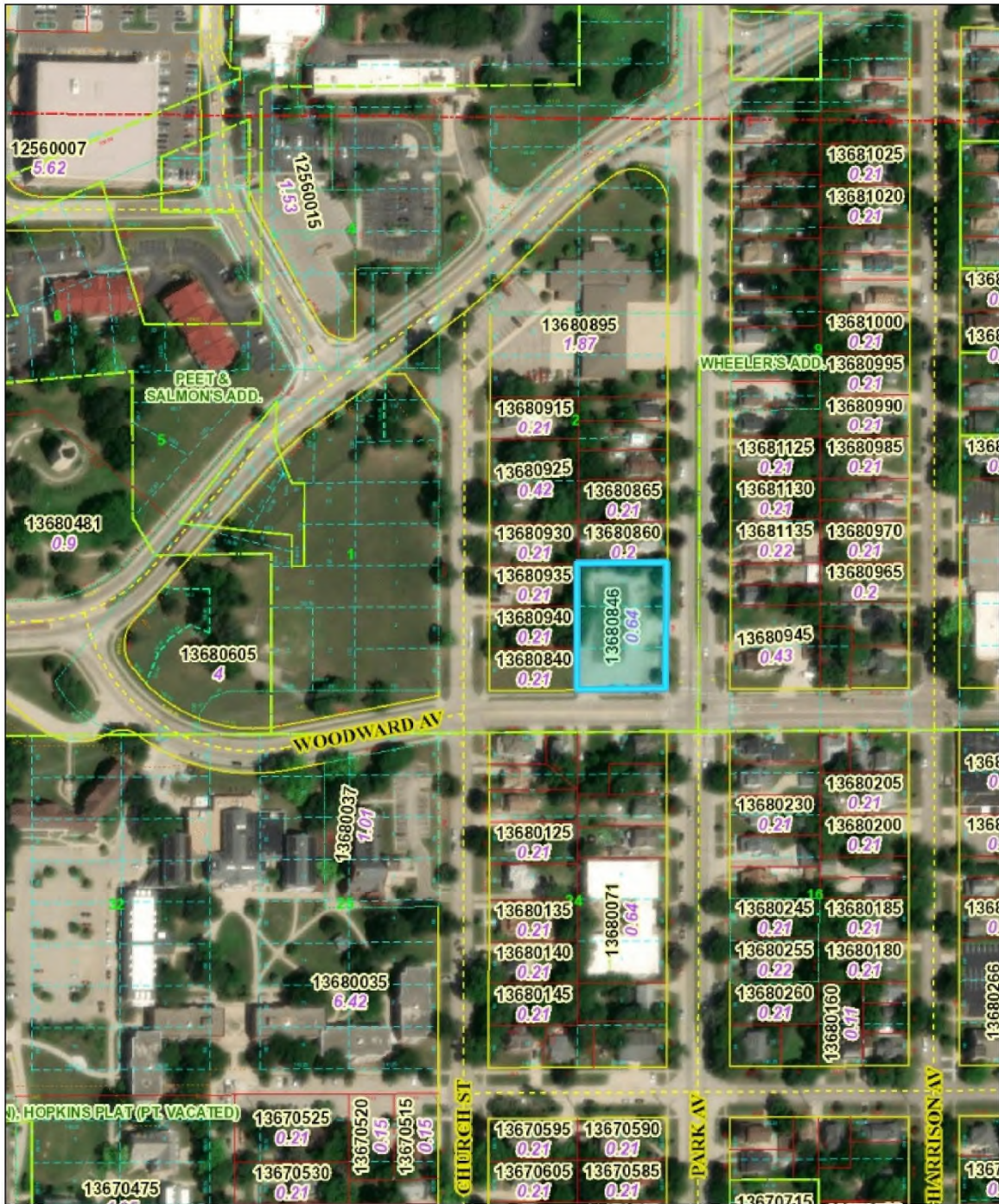
- Zoning Districts
- C-1
  - C-2
  - M-2
  - PLI
  - PUD
  - R-1B
  - R-2
  - R-3
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata





# Location Map



1006 Park Avenue  
 Web Print: 05/30/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: \_\_\_\_\_

1. Address of subject property: 1006 Park Ave. Beloit, WI 53511

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

LOTS 1, 2 & 3 PEET & SALMONS ADD

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: 198 feet by 140.08 feet = 27,736 square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 13680846

4. Owner of record: Board of Trustees of Beloit College Phone: 608-363-2631

700 College St. Beloit WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: Lori Rhead

735 College St. Beloit WI 53511  
(Address) (City) (State) (Zip)

608-363-2631 / \_\_\_\_\_ / rheadl@beloit.edu  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: C-1 to: PLI - Public Lands

and Institutions. All existing uses on this property are: Vacant land

7. All the proposed uses for this property are:

Principal use(s): New relocation of existing Beloit College maintenance building, new parking, new privacy fencing, new utility services to building from existing tie ins to mains.

Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_







CITY HALL • 100 STATE STREET • BELOIT, WI 53511  
Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
Equal Opportunity Employer

## **NOTICE TO THE PUBLIC**

May 19, 2023

To Whom It May Concern:

Lori Rhead on behalf of the Beloit College Board of Trustees has submitted an application for review and consideration for a Zoning Map Amendment to rezone 1006 Park Avenue in the City of Beloit from C-1, Office District to PLI, Public Lands and Institutions District.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, June 7, 2023 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, July 17, 2023 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion. \***

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of TJ Nee at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone.**

JOSE HERNANDEZ  
1031 PARK AVENUE  
BELOIT, WI 53511

DEISY REYES  
1011 CHURCH STREET  
BELOIT, WI 53511

MARK ENDRESS  
1003 PARK AVENUE  
BELOIT, WI 53511

R M R RNETALS LLC  
1425 E WILLIAMS DRIVE  
BELOIT, WI 53511

CLIFFORD PHEN  
1025 CHURCH STREET  
BELOIT, WI 53511

TUANGPORN FITZGERALD  
1028 PARK AVENUE  
BELOIT, WI 53511

NATHAN WASSER  
949 PARK AVENUE  
BELOIT, WI 53511

GABRIEL ORONA  
1543 WASHBURN STREET  
BELOIT, WI 53511

360 DEGREES LLC  
7245 N 12<sup>TH</sup> PLACE  
PHOENIX, AZ 85020

JUAN MEDINA VEGA  
1034 PARK AVENUE  
BELOIT, WI 53511

GUADALUPE SCHULTZ  
1023 PARK AVENUE  
BELOIT, WI 53511

ARTUNRO CARDENAS  
1019 PARK AVENUE  
BELOIT, WI 53511

BELOIT COLLEGE BOARD OF  
TRUSTEES  
700 COLLEGE STREET  
BELOIT, WI 53511

WISCONSIN INVESTMENT HOMES  
LLC  
12 S PONTIAC ADR  
JANESVILLE, WI 53545-2266

MANUEL VILLEGAS  
945 CHURCH STREET  
BELOIT, WI 53511

JESSE CONNORS  
1020 PARK AVENUE  
BELOIT, WI 53511



**ORDINANCE NO. 3794**

**AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

**Section 1.** The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from C-1, Office District to PLI, Public Lands and Institutions District:

LOTS 1, 2 & 3 PEET & SALMONS ADDITION, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN.  
SAID PARCELS CONTAINING 0.64 ACRES MORE OR LESS. A/K/A 1006 PARK AVENUE.

**Section 2.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

**City Council of the City of Beloit**

\_\_\_\_\_  
Regina Dunkin, Council President

Attest:

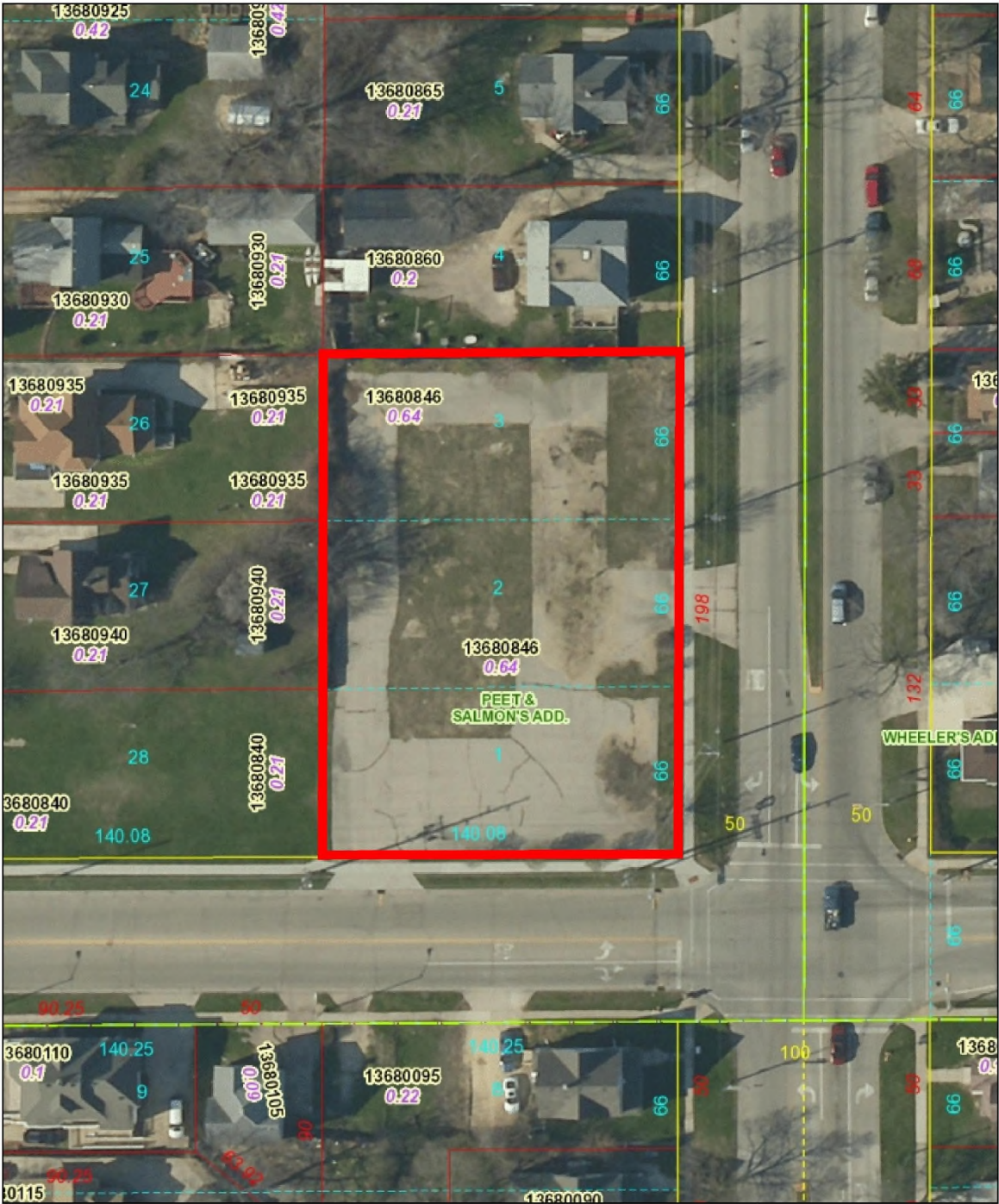
\_\_\_\_\_  
Marcy J Granger, City Clerk-Treasurer

Published this \_\_\_\_ day of \_\_\_\_\_, 2023

Effective this \_\_\_\_ day of \_\_\_\_\_, 2023

01-611100-5231-\_\_\_\_\_

# Existing Site



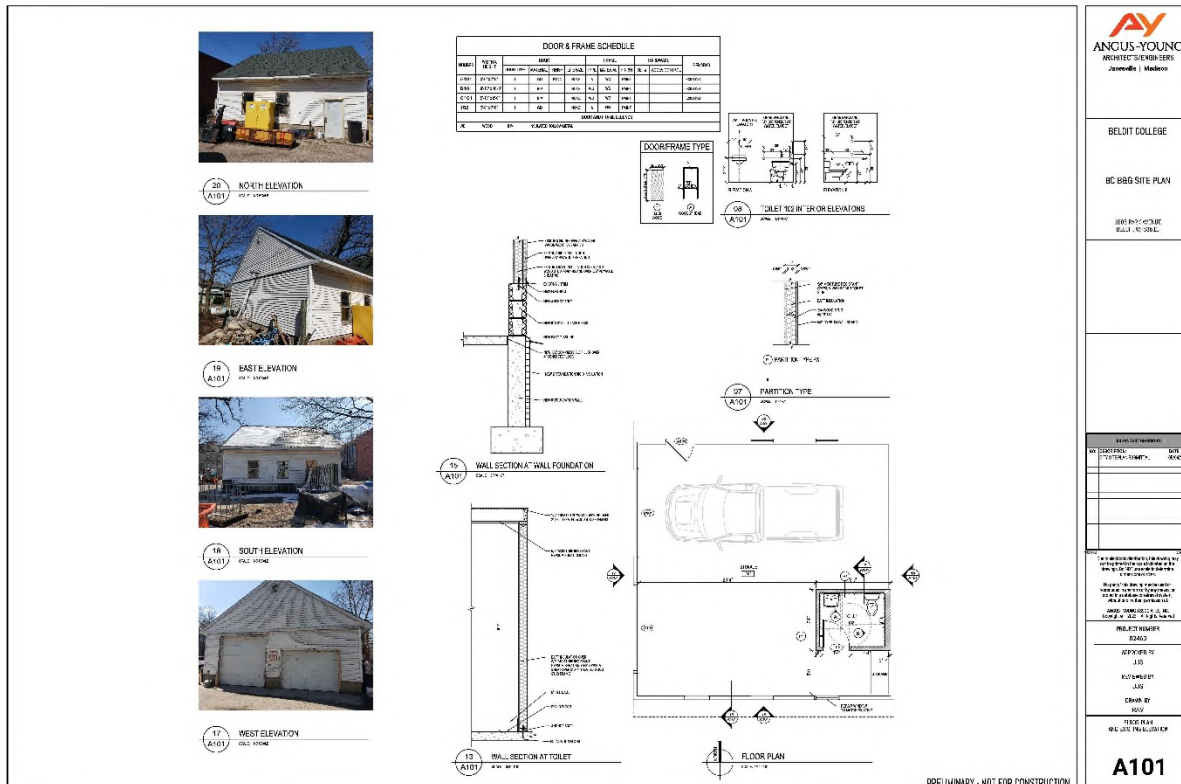
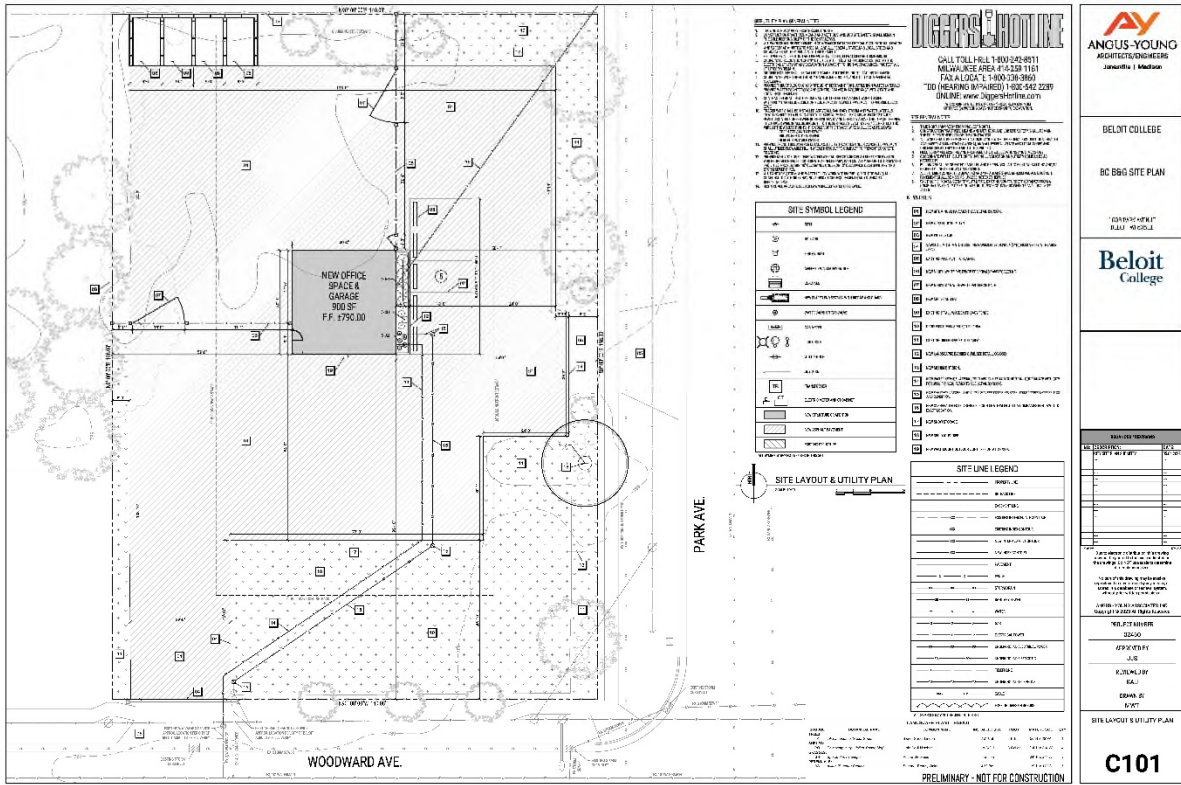
1006 Park Avenue  
 Web Print: 05/30/2023

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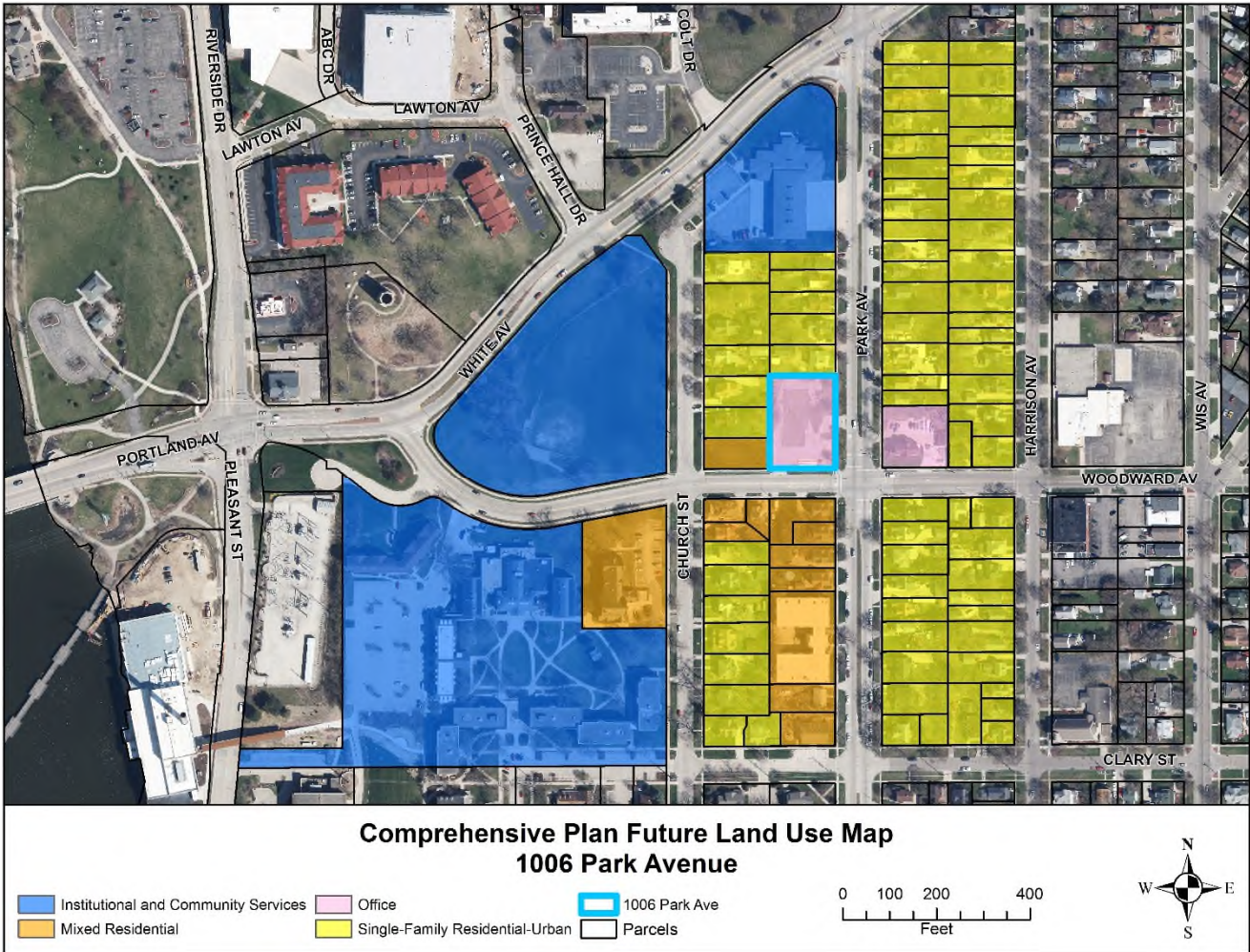
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# Proposed Site





# Comprehensive Plan Future Land Use Map



# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Comprehensive Plan Amendment Application Form

(Please Type or Print)

File No.: \_\_\_\_\_

1. Applicant's Name: Lori Rhead

735 College St.  
(Address)

Beloit  
(City)

WI  
(State)

53511  
(Zip)

608-363-2631  
(Office Phone #)

/ \_\_\_\_\_  
(Cell Phone #)

/ rheadl@beloit.edu  
(E-mail Address)

2. Type:  Text Amendment

Map Amendment

3. The following Text Amendment is requested:

Chapter: \_\_\_\_\_, Section: \_\_\_\_\_, Subsection(s): \_\_\_\_\_

Proposed Amendment: \_\_\_\_\_

4. The following Map Amendment is requested:

Map No. & Title: \_\_\_\_\_

Address of Affected Property: 1006 Park Ave, Beloit WI 53511

Tax Parcel Number(s): 13680846

Owner of record: Board of Trustees of Beloit College Phone: 608-363-2631

700 College St.  
(Address)

Beloit  
(City)

WI  
(State)

53511  
(Zip)

Proposed Amendment: \_\_\_\_\_

5. I/we represent that I/we have a vested interest in this property in the following manner:

Owner

Leasehold, Length of lease: \_\_\_\_\_

Contractual, Nature of contract: \_\_\_\_\_

Other, explain: \_\_\_\_\_

**City of Beloit Comprehensive Plan Amendment Application Form (continued)**

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

Lori Rhead , Lori Rhead , 5-10-2023  
(Signature of Owner) (Print name) (Date)  
VP of Operations  
Joseph J Stadelman , 5-10-23  
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Planning & Building Services Division. This application must be submitted with the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

**To be completed by Planning Staff**

Filing Fee: \$275.00 Amount Paid: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Number of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ 275

Application accepted by: [Signature] Date: 5/16/23

Date Notice Published: \_\_\_\_\_ Date Notice Mailed: \_\_\_\_\_

**RESOLUTION 2023-025  
RECOMMENDING APPROVAL OF AN AMENDMENT TO THE  
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

**WHEREAS**, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

**WHEREAS**, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

**WHEREAS**, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

**WHEREAS**, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

**WHEREAS**, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1006 Park Avenue - From *Office to Institutional and Community Services*.

Adopted this 7<sup>th</sup> day of June, 2023.

**Plan Commission**

\_\_\_\_\_  
Mike Ramsden, Chairperson

ATTEST:

\_\_\_\_\_  
Julie Christensen,  
Community Development Director

**RESOLUTION 2023-026  
RECOMMENDING DENIAL OF AN AMENDMENT TO THE  
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

**WHEREAS**, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on September 5, 2018, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on November 5, 2018; and

**WHEREAS**, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

**WHEREAS**, “Amendments” are generally defined as minor changes to the Plan’s maps or text; and

**WHEREAS**, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

**WHEREAS**, the approved process directs the Plan Commission to hold a public meeting on the proposed amendment, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends denial of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1006 Park Avenue - From *Office to Institutional and Community Services*.

Adopted this 7<sup>th</sup> day of June, 2023.

**Plan Commission**

\_\_\_\_\_  
Mike Ramsden, Chairperson

ATTEST:

\_\_\_\_\_  
Julie Christensen,  
Community Development Director





## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** June 7, 2023

**Agenda Item:** 4.b.

**File Number:** CU-2023-05

### **General Information**

---

**Applicant:** City of Beloit Water Resources Department

**Owner:** City of Beloit

**Address/Location:** 555 Willowbrook Road (Water Pollution Control Facility (WPCF))

**Applicant's Request:** Conditional Use Permit (CUP) for an 84-foot tall biosolids silo at 555 Willowbrook Road

### **Request Details**

---

On January 18, 2022, City Council approved the applicant's Conditional Use Permit for an 84-Foot Tall biosolids silo and an architectural design of a new building. (see attached City Council Resolution 2022-006). Since that approval, building, site, and architectural review plans have been approved. Building permits have been issued, and construction is underway. On the approved resolution, Ordinance Requirement number two requires that the applicant has "twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect." The purpose for requesting this new CUP is for the height of the biosolids silo to exceed 75 feet in M-2, because the silo has not yet been completed. Water Resources is hoping to start construction on the silo in the summer of 2023. The applicant did not establish or request an extension for the Conditional Use within 12 months after the approval. The applicant is requesting a new CUP to allow them to finish construction of the silo and commence operations.

### **Background**

---

A change in how the City of Beloit Water Resources Division handles biosolids requires new equipment and the construction of a new building to house the drying equipment and truck loading area. Regulation changes require an increase in sludge hauling. As a proactive measure, Water Resources will dry biosolids on site and store them in the biosolids silo. Sludge drying creates a Class A biosolid that can be used as fertilizer with fewer restrictions, and drying reduces the volume of disposal by about 80 percent. Section 7.3 of the Zoning Ordinance states that the maximum height restrictions in a zoning district (e.g., 75 feet in M-2) may be exceeded if reviewed and approved in accordance with the Conditional Use Permit review procedures.

## Staff Analysis

---

**Existing Conditions:** The subject property is a 60-acre parcel home to the Water Pollution Control Facility on the southeast side of the City just west of I-90. It is zoned M-2, General Manufacturing District.

**Location and Architectural Design:** The new building housing the biosolids dewatering system and dryer will be 10,891 square-feet, setback about 1,000 feet from Willowbrook Road. The project also includes a new access road, site drainage system, and the biosolids storage silo. The proposed storage silo will be 84-feet tall. The maximum height for a structure in the M-2 zoning district is 75 feet, requiring a conditional use permit for the silo portion of the project.

The exterior of the building will be constructed using precast wall panels with a brick form liner finish, EPDM (rubber membrane) flat roofing, galvanized metal doors, and aluminum windows. Wall pack lights will be secured to the exterior walls and overhead lighting will be added to light the paved surfaces. On the attached site plan, the drying building is listed as number 90 and the silo is 91.

**City of Beloit Comprehensive Plan:** The City's Comprehensive Plan recommends *Institutional and Community Services* for the subject property. This request and the underlying zoning classification are consistent with this recommendation.

**Review Agent Comments:** The proposed CUP application was sent to the City's review agents. No comments have been submitted.

**Public Comments:** The attached notice was published on the City's website, published in the local newspaper, and mailed to property owners within 150 feet of the site. No comments have been received.

**Findings of Fact:** Based on Section 2-504 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

- a. *Whether the establishment, maintenance, or operation of the conditional use will be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
  - The proposed storage silo is not expected to generate significant noise, odor, or glare.
- b. *Whether the conditional use will be injurious to the use and enjoyment of other property in the immediate or vicinity for purposes already permitted;*
  - The proposed silo is compatible with the adjacent M-2 zoned properties and industrial uses.
- c. *Whether the conditional use will substantially diminish or impair property values within the neighborhood of the subject property;*
  - The applicant's improvements will not impact the surrounding property values. The site has substantial screening with berms and evergreens on all four sides. The biosolids silo is 84 feet and as such cannot be fully screened, but will be painted and is compatible with the overall M-2 zoned site.

- d. *Whether the establishment of the conditional use will impede the normal and orderly development and improvement of the surrounding property;*
  - The proposed storage silo will not impede nearby development.
- e. *Whether the exterior architectural design or site layout of the proposed conditional use is so dissimilar or otherwise incompatible with existing or proposed development in the immediate neighborhood that it will cause a depreciation in property values;*
  - The proposed improvements are compatible with the site and will require site plan approval, architectural review, and building permits prior to starting construction.
- f. *Whether adequate utilities, access roads, drainage or other necessary facilities will be available to serve the proposed use at the time of its occupancy or use;*
  - Adequate facilities and infrastructure are available and currently serve the property.
- g. *Whether adequate measures will be taken to minimize traffic congestion; and*
  - The proposed additional silo will not cause an increase in traffic congestion.
- h. *Whether the conditional use will comply with all applicable regulations of the Zoning Ordinance.*
  - The proposed use will comply with all other applicable regulations.

**STAFF RECOMMENDATION:**

The Planning and Building Services Division recommends **approval** of a Conditional Use Permit to allow construction of an 84-foot tall biosolids silo in a M-2, General Manufacturing District at the Water Pollution Control Facility (WPCF) located at 555 Willowbrook Road, based on the above Findings of Fact and subject to the following:

**Ordinance Requirements:**

The following provisions of existing City Ordinances shall apply:

1. In accordance with Section 2-511 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

**Permit Conditions:**

1. This Conditional Use Permit authorizes the construction of an 84-foot tall biosolid storage silo.

**ATTACHMENTS:** Resolution 2023-24, CUP Decision Form, City Council Resolution 2022-006, Location Map, Site Plan, Renderings, Application, Public Notice and Mailing List.

**RESOLUTION 2023-24**

**RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT  
FOR AN 84-FOOT TALL BIOSOLIDS SILO AT 555 WILLOWBROOK ROAD**

**WHEREAS**, the application of the City of Beloit Water Resources Department for a Conditional Use Permit (CUP) to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, for the property located at 555 Willowbrook Road have been considered by the Plan Commission of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication in the City Clerk's office; and

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Beloit, Rock County, WI does hereby approve a CUP to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, and the location and architectural design of a new public building for the property located at 555 Willowbrook Road in the City of Beloit, based upon the substantial evidence described in the Findings of Fact and Conditional Use Decision Form for City Council which is attached hereto and incorporated herein by reference, for the following described premises:

LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 13 ON PAGES 268-270 OF THE CERTIFIED SURVEY MAPS OF ROCK COUNTY, LOCATED IN THE CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN (A/K/A 555 WILLOWBROOK ROAD). SAID PARCEL CONTAINS 60.00 ACRES, MORE OR LESS.

As a condition of granting the Conditional Use Permit, the Plan Commission does hereby stipulate the following condition and restriction upon the Conditional Use, which is hereby deemed necessary for the public interest:

1. This Conditional Use Permit authorizes the construction of an 84-foot tall biosolid storage silo.

**BE IT FURTHER RESOLVED** that the applicant is formally advised of the following additional ordinance requirements and conditions:

1. In accordance with Section 2-511 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

Adopted this 7th day of June, 2023.

**PLAN COMMISSION**

\_\_\_\_\_  
Mike Ramsden, Chairperson

**ATTEST:**

\_\_\_\_\_  
Julie Christensen,  
Community Development Director



## Beloit Plan Commission CUP Decision Form

When reviewing an application for a conditional use, the local government must look to the requirements and conditions found in the local zoning ordinance and determine if the applicant meets those requirements and conditions. The local government must provide **substantial evidence** supporting their decision to grant or deny the permit, and to impose additional conditions on the permit. Substantial evidence means **facts and information**, directly relating to the requirements and conditions, that a reasonable person would accept in support of a conclusion. Personal preferences and speculation are not sufficient forms of evidence. All requirements and conditions imposed by the local government must be reasonable, and to the extent practicable, measurable.

### Ordinance Requirements

List ordinance requirements related to the conditional use permit:

1. In accordance with Section 2-511 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

**Substantial Evidence:** Standardized condition that reiterates the expiration date for unused CUP's in the Zoning Ordinance.

### Permit Conditions

A local government is authorized to impose conditions on the permit that relate to the purpose of the ordinance. Conditions must be **reasonable**, and to the extent practicable, **measurable**. Conditions may limit the permit's duration, transfer, or renewal. List conditions imposed on the permit:

1. This Conditional Use Permit allows the construction of an 84-foot tall biosolids silo in an M-2, General Manufacturing zoning district located 555 Willowbrook Road.
  - **Substantial Evidence:** Section 7.3 of the Zoning Ordinance states that the maximum height restrictions in a zoning district may be exceeded if reviewed and approved in accordance with the Conditional Use Permit review procedures, and this condition articulates that the proposed development standard is deemed appropriate at this location based on the Findings of Fact and ordinance requirements.

Does the applicant meet **all** of the ordinance requirements?  No  Yes, after the steps above.



**RESOLUTION 2022-006**

**RESOLUTION AUTHORIZING A CONDITIONAL USE PERMIT  
FOR AN 84-FOOT TALL BIOSOLIDS SILO AT 555 WILLOWBROOK ROAD AND THE LOCATION  
AND ARCHITECTURAL DESIGN OF A NEW PUBLIC BUILDING**

**WHEREAS**, the application of the City of Beloit Water Resources Department for a Conditional Use Permit (CUP) to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, and the location and architectural design of a new public building for the property located at 555 Willowbrook Road have been considered by the City Council of the City of Beloit, Wisconsin at a public hearing held for that purpose and due notice of said hearing having been given by publication as appears by the Proof of Publication in the City Clerk's office; and

**WHEREAS**, the City of Beloit Plan Commission has recommended approval of the conditional use on the subject property, based upon the Findings of Fact and Conditional Use Decision Form for Plan Commission, subject to two ordinance requirements and one permit condition; and

**WHEREAS**, the City of Beloit Plan Commission has also recommended approval of the location and architectural design of the proposed public building.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Beloit, Rock County, WI does hereby approve a CUP to construct an 84-foot tall biosolids silo in a M-2, General Manufacturing District, and the location and architectural design of a new public building for the property located at 555 Willowbrook Road in the City of Beloit, based upon the substantial evidence described in the Findings of Fact and Conditional Use Decision Form for City Council which is attached hereto and incorporated herein by reference, for the following described premises:

LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 13 ON PAGES 268-270 OF THE CERTIFIED SURVEY MAPS OF ROCK COUNTY, LOCATED IN THE CITY OF БЕЛОИТ, ROCK COUNTY, WISCONSIN (A/K/A 555 WILLOWBROOK ROAD). SAID PARCEL CONTAINS 59.99 ACRES, MORE OR LESS.

As a condition of granting the Conditional Use Permit, the City Council does hereby stipulate the following condition and restriction upon the Conditional Use, which is hereby deemed necessary for the public interest:

1. This Conditional Use Permit authorizes the construction of an 84-foot tall biosolid storage silo.

**BE IT FURTHER RESOLVED** that the applicant is formally advised of the following additional ordinance requirements and conditions:

1. Before constructing on site, the applicant shall obtain Site Plan approval, an Architectural Review Certificate, and Building Permits as required by Code.

2. In accordance with Section 2-506 of the Zoning Ordinance, the applicant shall have twelve (12) months from the date of CUP issuance to commence use of the property, or the CUP shall lapse and be of no further effect.

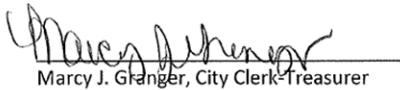
Approved this 18<sup>th</sup> day of January, 2022.

CITY COUNCIL OF THE CITY OF BELOIT



Clinton Anderson, President

ATTEST:



Marcy J. Granger, City Clerk-Treasurer

# Location Map – 555 Willowbrook Road









SITE RENDERINGS  
 CITY OF BELOIT  
 WATERPOLLUTION CONTROL FACILITY  
 SOLIDS HANDLING AND AERATION UPGRADES  
 BELLOIT, WISCONSIN



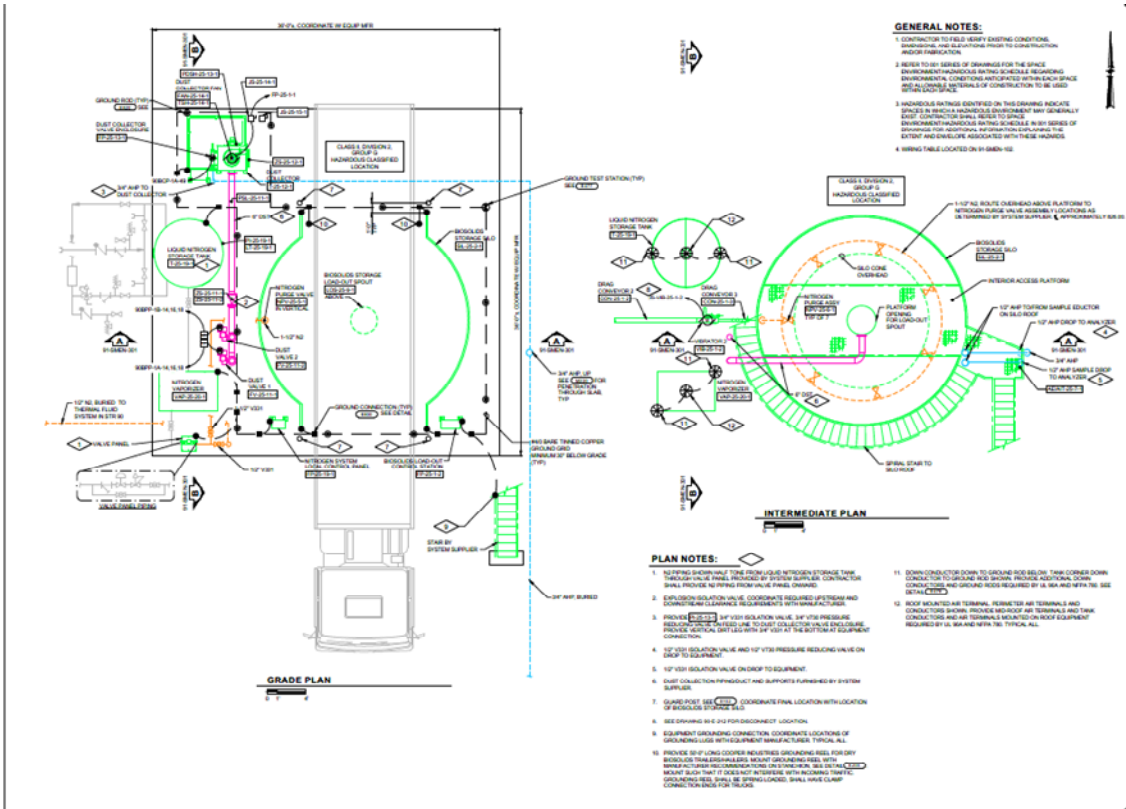
12/21/21



SITE RENDERINGS  
 CITY OF BELOIT  
 WATERPOLLUTION FACILITY  
 SOLIDS HANDLING AND AERATION UPGRADES  
 BELLOIT, WISCONSIN



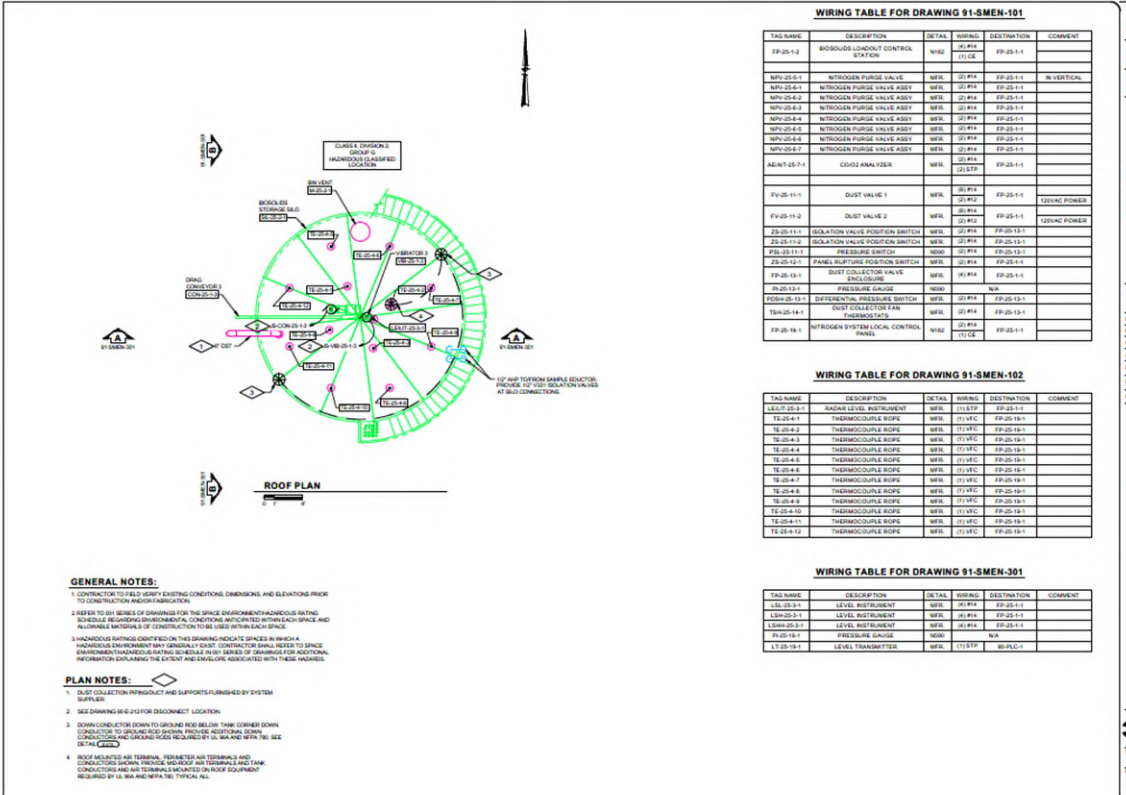
12/21/21



City of Beloit	Project No.	91-SMEN-101
Water Pollution Control Facility	Drawn By	SDA/AMW/DCS
Solids Handling and Aeration Upgrades	Checked By	CSL
Beloit, Wisconsin	Approved By	CSL
Biosolids Storage Silo	File Name	91SMEN101.dwg
Plan	Project No.	13842
	Project Date	SEPT 2021

**DONOHUE**

Sheet No. 404  
Drawing No. 91-SMEN-101



City of Beloit	Project No.	91-SMEN-102
Water Pollution Control Facility	Drawn By	SDA/AMW/DCS
Solids Handling and Aeration Upgrades	Checked By	CSL
Beloit, Wisconsin	Approved By	CSL
Biosolids Storage Silo	File Name	91SMEN102.dwg
Plan	Project No.	13842
	Project Date	SEPT 2021

**DONOHUE**

Sheet No. 405  
Drawing No. 91-SMEN-102







# CITY of BELOIT

## Planning and Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

### Conditional Use Permit Application

(Please Type or Print)

File Number: \_\_\_\_\_

1. Address of subject property: 555 Willowbrook Rd \_\_\_\_\_

2. Legal description: Lot 2 CSM Vol 13 pgs 268-270 \_\_\_\_\_

If property has not been subdivided, attach a copy of the complete legal description from deed.

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: \_\_\_\_\_ acres.

3. Tax Parcel Number(s): 23131000 \_\_\_\_\_

4. Owner of record: City of Beloit \_\_\_\_\_ Phone: 608-364-6699 \_\_\_\_\_

100 State St	Beloit	WI	53511
(Address)	(City)	(State)	(Zip)

5. Applicant's Name: City of Beloit - Bill Frisbee \_\_\_\_\_

2400 Springbrook Ct	Beloit	WI	53511
(Address)	(City)	(State)	(Zip)

608-364-6699	/	608-207-0888	/	frisbeew@beloitwi.gov
(Office Phone #)		(Cell Phone #)		(E-mail Address)

6. All existing use(s) on this property are: wastewater treatment plant \_\_\_\_\_

7. **THE FOLLOWING ACTION IS REQUESTED:**

A Conditional Use Permit for: installing a biosolids storage silo that is 84' in height \_\_\_\_\_

\_\_\_\_\_ in a(n) M-2 \_\_\_\_\_ Zoning District.

8. All the proposed use(s) for this property will be:

Principal use: wastewater treatment plant \_\_\_\_\_

Secondary use: \_\_\_\_\_

Accessory use: \_\_\_\_\_

9. Project timetable: Start date: 5/1/2022 Completion date: 12/31/2024

10. I/We) represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold, length of lease: \_\_\_\_\_
- Contractual, nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/We, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/We represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/We also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

\_\_\_\_\_/ William A. Frisbee / 11/22/2021  
(Signature of Owner) (Print name) (Date)

\_\_\_\_\_/ / /  
(Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application, and all accompanying documents, to the Planning and Building Services Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting.

This application must be submitted with one copy of a scaled drawing showing the layout of the proposed development in accordance with all code requirements, and the \$275.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant and these costs are typically between \$5.00 and \$15.00.

To be completed by Planning Staff

Filing fee: **\$275.00** Amount paid: \_\_\_\_\_ Meeting date: \_\_\_\_\_

No. of notices: \_\_\_\_\_ x mailing cost (\$0.50) = cost of mailing notices: \$ \_\_\_\_\_

Application accepted by: \_\_\_\_\_ Date: \_\_\_\_\_



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

Office: 608/364-6700 • Fax: 608/364-6609

[www.beloitwi.gov](http://www.beloitwi.gov)

*Equal Opportunity Employer*

## **NOTICE TO THE PUBLIC**

May 22, 2023

To Whom It May Concern:

The City of Beloit Water Resources Department has applied for a Conditional Use Permit to allow construct an 84-foot tall biosolids storage silo in a M-2, General Manufacturing District for the property located at:

**555 Willowbrook Road**

The following public hearings will be held regarding this proposed Conditional Use Permit:

**City Plan Commission:** Wednesday June 7, 2023, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

## **THE PUBLIC IS INVITED TO ATTEND THESE HEARINGS.**

**We are interested in your opinion.**

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins.**

**You may also mail your comments to the attention of Hilary Rottmann at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6708 to provide your comments over the phone.**

WILLOWBROOK STATELINE LLC  
525 THIRD ST SUITE 300  
BELOIT WI 53511

HO-CHUNK NATION  
P O BOX 310  
BLACK RIVER FALLS WI 54615



## **REPORT TO THE PLAN COMMISSION**

**Plan Commission Meeting Date:** June 7, 2023

**Agenda Item:** 4.c.

**File Number:** ZMA-2023-04

### **General Information**

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**Applicant:** Julie Christensen on behalf of the City of Beloit Plan Commission

**Owner:** City of Beloit

**Address/Location:** 2000 Gateway Boulevard

**Applicant's Request/Proposal:** City staff has submitted an application for a Zoning Map Amendment from M-1, Limited Manufacturing District to C-3, Community Commercial District for the property located at 2000 Gateway Boulevard in the City of Beloit. This Zoning Map Amendment was previously referred by City Council to the Plan Commission on May 1, 2023 for the May 3, 2023 Plan Commission meeting. However, because of a clerical issue, the property owner was not individually notified prior to Plan Commission review. As such, the item was not reviewed by Plan Commission. The owner has since been individually notified.

### **Staff Analysis**

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**Existing Site Conditions:** 2000 Gateway Boulevard (28.8 acres) is currently zoned M-1 – Limited Manufacturing District. The future land use designation for this parcel in the Comprehensive Plan is Community Commercial, which is most compatible with the C-3, Community Commercial Zoning District.

2000 Gateway Boulevard is along the extension of Milwaukee Road east of the new I-39/90 and I-43 interchange, and is ideal for community commercial uses as an extension of the Milwaukee Road commercial corridor. On June 5, 2023, the City Council held a public hearing on a Zoning Map Amendment from M-1, Limited Manufacturing District, to C-3, Community Commercial District, for the property located at 2001 Gateway Boulevard just across Gateway Boulevard from the subject property. The intent is to also rezone the property at 2000 Gateway Boulevard to create a larger commercial district along this portion of Milwaukee Road.

**Surrounding Land Use and Zoning:** To the east of the subject property is vacant land (2001 Gateway Boulevard) which is also proposed to be rezoned to C-3. To the north is Interstate 43 with C-1, Office District and R-1A, Single Family Residential District in the Lathers Woods area. To the south is Wisconsin Power and Light (WP&L) property zoned M-1, Limited Manufacturing District. To the west is Kerry Ingredients zoned M-1, Limited Manufacturing District and a



WisDOT parcel zoned DH, Development Holding District.

**City of Beloit Comprehensive and Strategic Plan:** The Comprehensive Plan's Future Land Use Map recommends Community Commercial for this parcel. The rezoning is consistent with the Comprehensive Plan's recommendation and supports Strategic Goal #3 - Create and Sustain Economic and Residential Growth and Strategic Goal #4 - Create and Sustain a High Quality of Life.

**Zoning Map Amendment Findings of Fact:** Based on Section 2-304 of the Zoning Ordinance, the Plan Commission shall make a recommendation based on the following considerations:

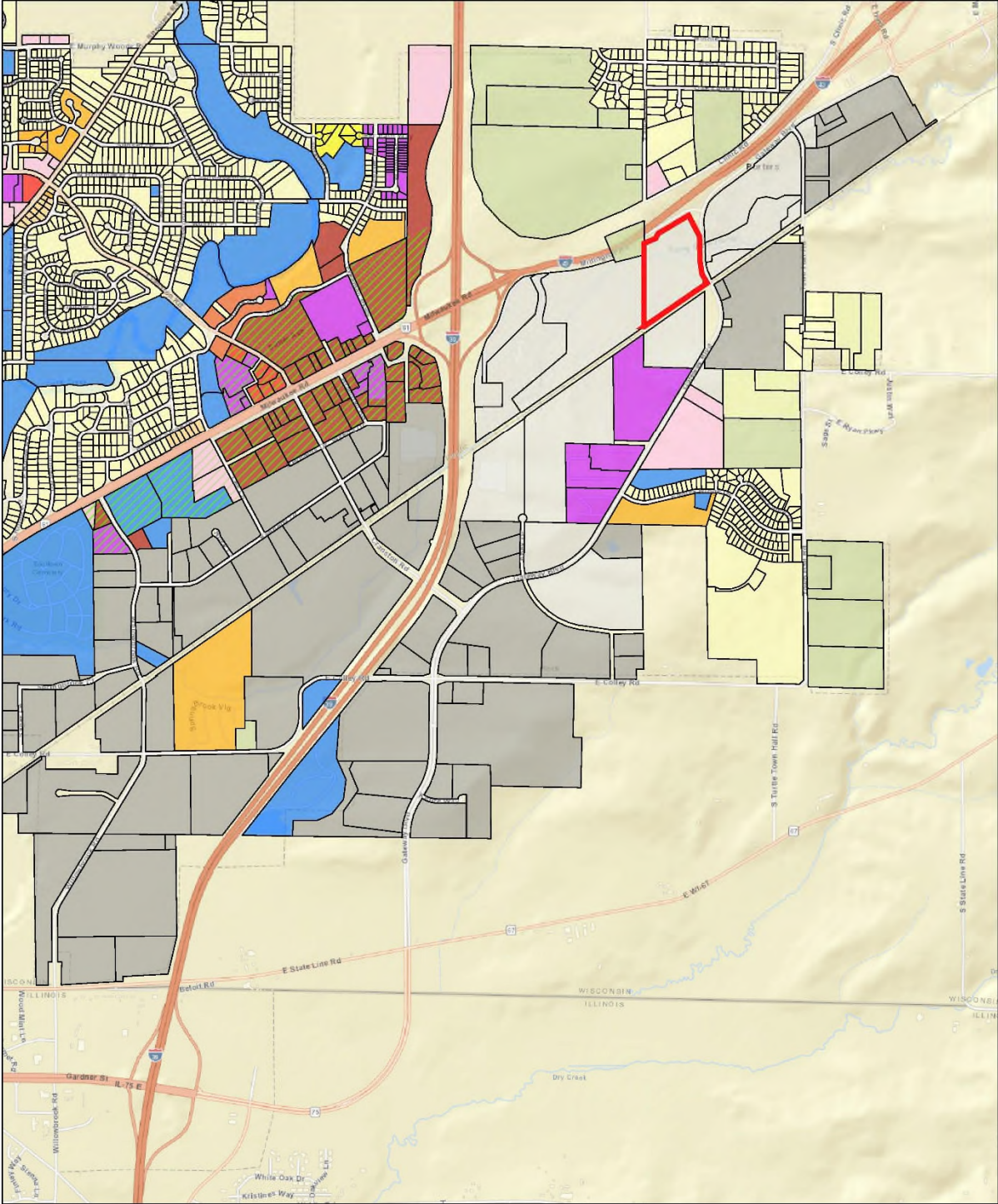
1. **The existing use of property within the general area of the subject property.**  
The existing land use is vacant land, but existing and planned developments surrounding the property are compatible with Community Commercial uses. The location along Gateway Boulevard, a highly visible minor arterial, is ideal for commercial development. Nearby connections to the existing Milwaukee Road commercial corridor, the I-39/90/WI-81 interchange and the I-43/Hart Road interchange further lend this property to commercial development along this highly visible traffic corridor.
2. **The zoning classification of property within the general area of the subject property.**  
Existing and planned developments surrounding the property along 2000 Gateway Boulevard and the adjacent Milwaukee Road include compatible industrial and office uses, and an opportunity to extend the Milwaukee Road commercial corridor further east.
3. **The suitability of the subject property for the uses permitted under the existing zoning classification.**  
The existing zoning classification is M-1, Limited Manufacturing District along Gateway Boulevard and Milwaukee Road east of I-39/90. While some commercial uses are permitted or conditional in the M-1 and M-2 manufacturing districts, some are less compatible with C-3, Community Commercial districts and highly travelled and visible locations such as this. Likewise, some uses only permitted in M-1 and M-2 make this parcel less suitable for a manufacturing zoning classification given that same high visibility and compatibility with the adjacent land uses.
4. **The trend of development and zoning map amendments in the general area of the subject property.**  
There has not been much if any need for zoning map amendments in these areas until now. Gateway Boulevard/Milwaukee Road have been partially developed with high quality manufacturing and office uses. However, with the extension of Milwaukee Road east of I-39/90, which allows the extension of commercial uses along the interstates, staff believes the timing is appropriate to rezone this parcel for commercial uses consistent with Comprehensive Plan.

**STAFF RECOMMENDATION – ZONING MAP AMENDMENT:**

The Planning and Building Services Division recommends approval of a Zoning Map Amendment to change the zoning district classification from M-1, Limited Manufacturing District, to C-3, Community Commercial District, for the property located at 2000 Gateway Boulevard in the City of Beloit.

**ATTACHMENTS:** Zoning Map, Location Map, Application, Public Notice, Mailing List, and Ordinance.

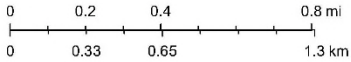
# Zoning Map



5/19/2023

- Zoning Districts
- DH
  - R-1A
  - M-1
  - R-1B
  - M-2
  - R-2
  - C-1
  - PLI
  - C-2
  - PUD
  - C-3
  - R-3
- World Street Map

1:25,000



Rock Co Land Information Office, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



# Location Map



2000 Gateway Boulevard

Web Print: 05/19/2023

0 1,562 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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# CITY of BELOIT

## PLANNING & BUILDING SERVICES DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

### Zoning Map Amendment Application Form

(Please Type or Print)

File No.: \_\_\_\_\_

1. Address of subject property: 2300 COLLEY, 2000 GATEWAY, 2001 GATEWAY

2. Legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

(If property has not been subdivided, attach a copy of the complete legal description from deed.)

Property dimensions are: \_\_\_\_\_ feet by \_\_\_\_\_ feet = \_\_\_\_\_ square feet.

If more than two acres, give area in acres: 38.3, 28.6, 30.0 acres.

3. Tax Parcel Number(s): 23120100, 22120200, 22120700

4. Owner of record: CITY OF BELOIT Phone: 608-364-6703

100 STATE ST. BELOIT, WI 53511  
(Address) (City) (State) (Zip)

5. Applicant's Name: JULIE CHRISTENSEN, COMMUNITY DEV. DIR. / SEC. OF THE PLAN COMMISSION

100 STATE ST. BELOIT WI 53511  
(Address) (City) (State) (Zip)

608-364-6703 / CHRISTENSEN.J@BELOITWI.GOV  
(Office Phone #) (Cell Phone #) (E-mail Address)

6. **THE FOLLOWING ACTION IS REQUESTED:**

Change zoning district classification from: M-2 (COLLEY) to: C-3  
M-1 (GATEWAY)

All existing uses on this property are: AGRICULTURAL / VACANT

7. All the proposed uses for this property are:

Principal use(s): COMMERCIAL

Secondary use(s): \_\_\_\_\_

Accessory use(s): \_\_\_\_\_



8. I/we represent that I/we have a vested interest in this property in the following manner:

- Owner
- Leasehold, Length of lease: \_\_\_\_\_
- Contractual, Nature of contract: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

9. Individual(s) responsible for compliance with conditions (if any), if request is granted:

Name(s): JULIE CHRISTENSEN Phone: 608-364-6703  
100 SCHE ST. BELOIT WI 53511  
 (Address) (City) (State) (Zip)

The applicant's signature below indicates the information contained in this application and on all accompanying documents is true and correct.

I/we, the undersigned, do hereby respectfully make application for and petition the City Plan Commission and City Council to grant the requested action for the purpose stated herein. I/we represent that the granting of the proposed request will not violate any of the required standards of the Zoning Ordinance of the City of Beloit. I/we also agree to abide by all applicable federal, state and local laws, ordinances, rules, and regulations.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 (Signature of Owner) (Print name) (Date)  
Julie Christensen | JULIE CHRISTENSEN | 4/17/23  
 (Signature of Applicant, if different) (Print name) (Date)

In order for your request to be heard and considered in a timely manner, you must submit the completed application and all accompanying documents to the Division for acceptance by the filing deadline date prior to a scheduled Plan Commission meeting. This application must be submitted with the \$300.00 application fee. Applicants will also be charged a fee for mailing public notices at the rate of \$0.50 per notice. An invoice for this fee will be sent to the applicant, and it is typically between \$5.00 and \$20.00.

To be completed by Planning Staff	
Filing Fee: <b>\$300.00</b>	Amount Paid: _____ Meeting Date: <u>5-3-23 (PC)</u>
Number of notices: _____	x mailing cost (\$0.50) = cost of mailing notices: \$ _____
Application accepted by: <u>[Signature]</u>	Date: <u>4-17-23</u>
Date Notice Published: _____	Date Notice Mailed: _____



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Office: 608/364-6700 • Fax: 608/364-6609  
www.beloitwi.gov  
*Equal Opportunity Employer*

## **NOTICE TO THE PUBLIC**

May 19, 2023

To Whom It May Concern:

The City of Beloit has submitted an application for review and consideration for a Zoning Map Amendment to rezone 2000 Gateway Boulevard from M-1, Limited Manufacturing to C-3, Community Commercial District.

The following public hearings will be held regarding these applications:

**City Plan Commission:** Wednesday, June 7, 2023 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**City Council:** Monday, July 17, 2023 at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

**We are interested in your opinion. \***

**Anyone bringing handouts to the Plan Commission meeting must bring 10 copies and submit them to City staff before the meeting begins. You may also mail your comments to the attention of TJ Nee at 100 State Street or via email to [planning@beloitwi.gov](mailto:planning@beloitwi.gov). You may also call (608) 364-6711 to provide your comments over the phone.**

2000 GATEWAY

MORA REVOCABLE TRUST  
199 QUEENSLAND CIRCLE  
PONTE VEDRA, FL 32081

KERRY INC.  
3400 MILLINGTON RD  
BELOIT WI 53511

WP&L, ATTN REAL ES  
4902 N BILTMORE LN STE 1000  
MADISON, WI 53718-2148

NORTHSTAR FACILITY DEV LLC  
1800 GATEWAY BLVD  
BELOIT WI 53511

WISDOT  
111 INTERSTATE BLVD  
EDGERTON WI 53534-9399

**ORDINANCE NO. 3793**

**AN ORDINANCE AMENDING THE  
ZONING DISTRICT MAP OF THE CITY OF БЕЛОIT**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

**Section 1.** The Zoning District Map of the City of Beloit, mentioned in the Zoning Code, Chapter 19 of the Code of General Ordinances of the City of Beloit, is amended as follows:

The following described land is hereby changed from M-1, Limited Manufacturing District to C-3, Community Commercial District:

PT E 1/2 SEC S OF MILW RD COM AT INTERSEC C/L SEC 21 & NWLY LE CM ST P RY TH N 54 DEG 46 MIN E 1229.12 FT, NW 1856.7 FT TO C/L MILW RD, SW 1115.73 FT O C/L SEC, S 2083.43 FT TO POB EXC V 523 P 262 & V 378 P 516, 42 A & EXC 6.21 AC M/L FOR HWY EXC THAT PART DEEDED TO CITY OF БЕЛОIT IN DOC 1866270 1.5 AC ALSO EXCEPTING THAT PART DEEDED TO WISCONSIN DEPARTMENT OF TRANSPORTATION PROJECT PLAT DOC 2070509 5.837 AC M/L, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN. SAID PARCEL CONTAINING 28.794 ACRES MORE OR LESS. A/K/A 2000 GATEWAY BOULEVARD.

**Section 2.** This Ordinance shall take effect and be in force upon its passage and publication.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

**City Council of the City of Beloit**

\_\_\_\_\_  
Regina Dunkin, Council President

Attest:

\_\_\_\_\_  
Marcy J Granger, City Clerk-Treasurer

Published this \_\_\_\_ day of \_\_\_\_\_, 2023

Effective this \_\_\_\_ day of \_\_\_\_\_, 2023

01-611100-5231-\_\_\_\_\_